

Resolution

Special Assessment for Replacement of Unrecoverable Revenues


WHEREAS, The Southcoate Homeowner's Association at the Liberty Run Community(hereafter referred to as HOA) is governed by Covenants, Bylaws, Resolutions, and guidelines (hereafter referred to as the governing document) consistent with the Virginia Property Owner's Act (hereafter referred to as HOA Act).

Whereas, The Association is unable to recover assessments revenues when properties are placed in foreclosure or property owner's declare bankruptcy.

WHEREAS, Revenue lost to foreclosure and bankruptcy proceedings significantly reduces available revenue required for Association operations and jeopardizes fiscal solvency.

THEREFORE, It is proposed that the Association adapt a special assessment for replacement of unrecoverable revenues wherein each property in the community is assessed a prorated share for lost revenues on either an annual basis or when disclosure of outstanding liabilities is requested for properties offered for sale. The proration will be based on amount of revenue lost from each lot in the community and assessed in associated total proportion to the lot's contribution to total revenue loss to the community.

This special assessment was reaffirmed on December 16th 2019 by majority of Southcoate Homeowner's Association members in attendance for a meeting called to consider this matter in accordance with authorities granted in Association Bylaws and Covenants.


_____, President
Southcoate Homeowner's Association
Board of Directors